

TROUBLED PUBLIC HOUSING AUTHORITIES AS OF 08/31/98

PHA	Grounds for Designation	Independent Assessment Y/N	Agreements Entered Into	Progress Y/N	Technical Assistance Given to Date	Current Status
Adams MHA, OH 116 units	Designated Troubled 3/17/98 based on failure to turn in PHMAP certification and received score of 00.00	No Confirmatory Review scheduled for July	No agreements entered into			MOA status on hold HA submitted Certification awaiting status determination
Butte HA, MT 356 units	Designated Troubled in March '97 based on failure to turn in certification resulting in a PHMAP score of 00.00	No	No current agreements		F.O. provided t/a in all indicators TARC provided t/a as well	There is a new Executive Director of the HA, since June. TARC visited August '98 Confirmatory review pending of non-troubled score
Coolidge HA, TX 20 units	Designated Troubled in September '97 based on PHMAP score of 00.00	No	No agreements entered into		TARC provided t/a all areas and assisting in certification process	TARC visited August '98
Osceola HA, AR 370 units	Designated troubled September '96 score of 36.55	Yes	MOA entered into	Yes	TARC provided t/a maintenance management and occupancy	TARC visited August '98 New ED working with HUD to complete MOA
Peoria HA, AZ 70 units	Designated Troubled in March '98 based on PHMAP score of 12.50 for FY ending '97	No	Letter from HA with corrective actions drafted to seek improvement of troubled status	Yes	FO provided t/a in finance and operational areas	Confirmatory review completed in March and revealed that record keeping and bad documentation was primary issue for HA's troubled status Recently certified awaiting determination of status
San Francisco HA, CA 6544 units	Designated Troubled in May '96 based on PHMAP score of 54.05 for FY ending '95	No HA will be assessed again in Sept. '98	No agreement entered into, but MOA is in process of being developed	Yes	T/A provided in areas of Legal & Financial issues. Legal assistance on Section-8 housing	TARC visit September '98 MOA negotiated but not signed

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New Haven HA, CT 3732 units	Designated Troubled in Jan '97 based on PHMAP score of 52.00 and confirmatory review resulted in score of 39.72	Yes	No agreement entered into, but HA is conforming to the recommendations of the independent assessment	Yes	Extensive assistance given in the financial and management areas TARC providing hands on t/a to build capacity	New Exec. Dir. in Jan. '98 and significant improvements are being made TARC visited June '98 MOA in draft
New London HA, CT 225 units	Designated Troubled June '97 based on PHMAP score of 39.77 for FY ending '96	Yes	MOA entered into to bring 1995 expired New MOA being negotiated	Yes	TARC provided general t/a	Objectives and Goals of the MOA are being completed TARC visited June '98 MOA in progress
Ft. Myers HA, FL 972 units	Designated Troubled in April '97 based on PHMAP score of 38.57 for FY ending '97	Yes	No agreement entered into, pending confirmatory review to assess current PHMAP score	Yes	T/A provided by contractor in areas of failed indicators	Confirmatory review pending
Sarasota HA, FL 561 units	Designated Troubled in '95 based on PHMAP score of 45.12 for FY ending March '95		Action Plan instituted in May '97 and MOA is pending	Yes	Technical assistance provided by private contractor in all areas since October '97	HA performing in accordance with the Action Plan TARC to visit Sarasota in September '98
Venice HA, FL 50 units	Designated Troubled in Jan. '97 based on PHMAP score of 44.05 for FY ending '96	No Confirmatory review completed in April '98	No agreements entered into	Yes	TARC provided t/a in areas of occupancy and management	HA has had several ED's over last 2 years, but current ED has been on board several months and is making progress. TARC visited August '98
Alma HA, GA 325 units	Designated Troubled in Dec. '95 based on PHMAP score of 42.50 for FY ending '95	Yes	MOA entered into in July '97	Yes	Six J funds provided for Contractor in failed indicators	All parties performing in accordance with the agreement TARC visit August '98

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Greenville HA, GA 70 units	Designated Troubled in '97 based on PHMAP score of 47.95 for FY ending '96	Yes	MOA entered into in July '97	Yes	Assistance given through grant to compensate Columbus HA for providing t/a	All parties performing in accordance with the agreement TARC to visit September '98
Metter HA, GA 122 units	Designated Troubled September '97, based on PHMAP score 48.87	No	No agreements entered into	Yes	TARC provided t/a in areas of Board training occupancy, and finances	TARC visited August '98
Rockmart HA, GA 90 units	Designated Troubled in June '97 based on PHMAP score of 25.49 for FY ending '96	Yes	MOA entered into in July '97	Yes	Six J funds provided for grant for t/a provided by Rome HA	All parties performing in accordance with the agreement TARC to visit September '98
Guam HA, GQ 751 units	Designated Troubled in March '97 based on PHMAP score of 44.64 for FY ending '96	Yes	No agreement entered into			TARC to visit within the next two months
Calhoun County HA, IL 44 units	Designated Troubled in '95 for FY ending '95 based on PHMAP score of 51.25	Yes	MOA has been drafted and is currently being negotiated by HA and HUD	Yes	Travel Money TARC providing remote t/a in occupancy and mod.	TARC visited May '98
Chicago HA, IL 39,677 units	Designated Troubled in '93 based on PHMAP score	Yes Confirmatory Review also completed, but no letter received.	MOA entered into	Yes	T/A provided by contractors HUD serves as Board	Parts of MOA contracts being executed. Confirmatory letter in process non-troubled status, confirmed
Peoria HA, IL 1995 units	Designated Troubled in '95 based on PHMAP score of 57.45 for FY ending December '94	Yes	MOA entered into, but expired in March '98	Yes	T/A provided by contractor	Confirmatory review in June '98 and HA anticipates coming off Troubled List. Confirmatory letter in process non-troubled status, confirmed

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Bloomfield HA, IN 92 units	Designated Troubled in '96 based on PHMAP score of 53.37 for FY ending '95	In Process IG Audit also performed, recommending increased performance	No MOA	Yes	TARC assisting in closing audit findings	TARC visited July '98 IA contracted for now pending
Indianapolis HA, IN 2431 units	Designated Troubled in '97 based on PHMAP score of 48.04 for FY '96	Yes	1-year plan created by HA. MOA in draft form	Yes	T/A provided by contractors in general areas	1-year Improvement Plan still being performed TARC visited July '98 MOA in progress
Winfield HA, KS 50 units	Designated Troubled in June '97 based on PHMAP score of 52.50 for FY ending '96	No Confirmatory review not performed	No agreements entered into			Designation stems from poor documentation and new Executive Director has remedied process. HA will most likely be out of Troubled Status certification due in August '98. TARC visited June '98 Confirmatory review results pending
Bogalusa HA, LA 340 units	Designated Troubled based on PHMAP score of 37.35 for FY ending '95	Yes Based on '96 PHMAP score Confirmatory Review	MOA entered into	Yes		All parties performed in accordance with the MOA. HA will be designated as Standard Performer with PHMAP score of mid-80's Confirmatory review results pending
Elton HA, LA 18 units	Designated Troubled in '97 based on PHMAP score of 23.95 for FY ending '96	No Confirmatory Review done in April '98 to reveal PHMAP score of 65.63	No agreements entered into	Yes	F.O. provided t/a	Confirmatory review results pending
St. James Parish HA, LA 318 units	Designated Troubled since inception of PHMAP program and became standard performer in '91-'92 Again Troubled in '93 with score of 42.38. Last score 32.89	No Confirmatory Review done in '94-'95, with another scheduled for July '98	Recovery Plan	Yes	T/A provided by contractor TARC also provided hands-on t/a in all indicators	TARC visited March '98
Lafayette HA, LA	Designated Troubled based on	No	HA taken over by HQ staff	Yes	HUD served as Board	TARC visited Confirmatory Review

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572 units	PHAMP score of 30.71 for FY ending 9/30/94	Confirmatory Review to be done in July '98	until 3 rd Quarter of '97			results pending
Annapolis HA, MD 1104 units	Designated Troubled in '97 based on PHMAP score of 46.79 for FY ending '96	Yes	No MOA	Yes	TARC providing t/a finance and occupancy	TARC visited June '98
Muskegon Heights HA, MI 357 units	Designated Troubled in August of '97 based on PHMAP score of 58.10 for FY ending 3/31/97.	Yes	No MOA	Yes	TARC provided t/a in all indicators and Board training and marketing	TARC visit July '98 MOA being negotiated
Pontiac HA, MI 795 units	Designated Troubled in Aug '97 based on PHMAP score of 53.44 for FY ending March '97	Yes	No agreement entered into because HA was without Director from 10/97 to 3/98 MOA being developed	Yes	TARC providing t/a occupancy marketing finance	TARC visit May '98 MOA in negotiation
Hayti Heights, MO 90 units	Designated Mar troubled 36.4	No	No MOA	No	None	TARC visit scheduled September '98
Dracut HA, MA 44 units	Designated troubled August '98 for FYE September, 97 score 23	No	No MOA	Yes	TARC provided t/a in areas of work orders vacancies, annual inspections	TARC visited August '98 MOA needed
Sainte Genevieve HA, MO 30 units	Designated Troubled in '97 based on PHMAP score of 33.58, but has been on and off Troubled list for six years	Yes	MOA entered into, but has not been updated since '95	No	F.O. provided t/a	Visit scheduled for the TARC for September '98
St. Louis HA, MO 6142 units	Designated Troubled in '96 based on PHMAP score of 18.50		No agreements entered into, but Authority has been turned over to the TARC	Yes	TARC provided hands on t/a in areas of Board training ACOP, designated hsg plan, procurement, and mod.	MOA in the process of being completed TARC visited June '98

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Biloxi HA, MS 936 units	Designated Troubled in '97 based on PHMAP score of 50.10 for FY ending '96	Yes	MOA and Voluntary Compliance Agreement entered into	Yes	T/A provided in management assistance	No Executive Director of HA, but operational under current agreements which are to be renewed in July '98 TARC visited August '98
Cape May, NJ 83 units	FY ending September '96 score 39.58	Yes		Yes	F.O. provided t/a	TARC to visit in October '98 Most recent unconfirmed and unissued score is 84.44 FYE September '97
Hall County HA, NE 382 units	Designated Troubled in Sept. '97 due to failing scores on Indicators 1,4,5,6,7,10	Yes	No MOA	Yes	TARC provided t/a in general areas and marketing	MOA being executed with quarterly reports TARC visit June '98 MOA neg. but not signed
North Platte HA, NE 250 units	Designated Troubled in June '97 due to failing scores on Indicators 2,3,5,8,11	Yes	No agreements entered into	Yes		Confirmatory review pending on non-troubled certification
Hoboken HA, NJ 1345 units	Designated Troubled based on September FY '97 score 55	No	No agreements entered into		TARC provided t/a mod Board training	TARC visit August '98 MOA needed; negotiating the recovery plan
Rensselaer HA, NY 254 units	Designated Troubled in June '98 based on PHMAP score of 38.83	No	No MOA	Yes	TARC provided t/a in areas of mod, marketing and finance	TARC visited August '98 MOA needed; negotiating the recovery plan
Aransas Pass HA, TX 117 units	Designated Troubled in Feb. '98 after confirmatory review revealed a PHMAP score of 52.91	Yes	MOA is in planning stages	Yes	Extensive technical assistance given the to ED	TARC to visit September '98; Confirmatory review of non-troubled status pending

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Donna HA, TX 125 units	Designated Troubled for FY '93 PHMAP score of 57.02, but decreased to 40.36 after confirmatory review in July '94. FY '94 and FY '95 scores were 63.93 and 49.26 respectively. Present PHMAP score is 76.46, but confirmatory review has been done	Yes	No MOA	Yes	TARC provided t/a in all functional areas Contractor also providing t/a	HA has submitted a number of improvement plans since first Troubled Designation, and HA seems to be performing in accordance with the plans. MOA expected to be entered into before end of HA's current fiscal year TARC visited August '98 MOA negotiations pending
Galveston HA, TX 1233 units	Designated Troubled in May '97 based on PHMAP score of 55.75 for FY ending '96	Yes	MOA entered into	Yes	Provided t/a through contractor in all failed indicators	Confirmatory review pending
Orange County HA, TX 148 units	Designated Troubled in September '96 based on PHMAP score of 47.86	Yes	No agreements entered into	Yes	TARC provided t/a in areas of occupancy procurement, maintenance and staff training	TARC to visit September '98 Negotiating MOA
Paris HA, TX 258 units	Designated Troubled in June '96 based on PHMAP score of 06.67 June '97 57.67	Yes	No agreements entered into	Yes		Confirmatory review pending of non-troubled certification
Poth HA, TX 8 units	Designated Troubled in June '98 based on PHAMP score of 20.33	No	No agreements entered into			
Welston HA, MO. 210 units	Designated troubled December 1996 score 43.91	Yes		Yes	HUD serves as Board	HA certified to 82.39 for FYE December '97. F.O. overrode score and continued troubled status